



June 13, 2014  
 Project No: 13058.0  
 Invoice No: 0008

Ms. Laurie Hughes  
 Executive Director  
 Gateway to L.A. PBID  
 6151 W Century Blvd., Suite 121  
 Los Angeles, CA 90045

Project: 13058.0 PBID Renewal

**Professional services from May 01, 2014 through May 31, 2014**

**Professional Personnel**

		Hours	Rate	Amount	
Senior Vice President	Perry, Susan	18.50	\$ 225.00	\$ 4,162.50	
Project Analyst	Phipps, Brandon	29.00	\$ 150.00	\$ 4,350.00	
		47.50		\$ 8,512.50	
	<b>Total</b>				<b>\$ 8,512.50</b>

**Other Charges/Fees**

Administrative Fee \$340.50  
**Total Other Charges/Fees \$340.50**

**Reimbursable Expenses**

Publications/Reports - LADBS historic files \$ 5.90  
**Total Reimbursable Expenses \$ 5.90**

**Total this Invoice \$ 8,858.90**

\* Job Detail attached

5:50 PM  
06/17/14

Kosmont & Associates, Inc. dba Kosmont Companies  
Job Detail by Personnel  
May 2014

Date	Name	Duration	Notes
Consulting			
Gateway to L.A. PBID:13058 - PBID Renewal			
5/1/2014	Susan E. Perry	1.50	G2LA meeting with Hughes & Farrand Research at G2LA offices re survey
5/2/2014	Brandon Phipps	1.75	Organize property reports in a binder in the order in which they appear in the 2005 MDP.
5/5/2014	Brandon Phipps	1.25	Wrk on table for all PBID properties & annexation zones in 2006 MDP
5/6/2014	Brandon Phipps	1.00	Inputting and organizing new annexation zone #1 & #2 parcels and relevant data into a master
5/7/2014	Brandon Phipps	7.00	Create excel sheets w/new owner info for proposed & existing PBID, Prep Susan's present to board o
5/7/2014	Susan E. Perry	0.50	Worked w/ Brandon on expansion area assessments
5/8/2014	Brandon Phipps	0.25	Rsrch and verify zoning info for Annexation area #2, send excel table to Susan Perry for reference.
5/8/2014	Brandon Phipps	0.25	Calculating estimated assessments for annexation zone #2 (if zone is annexed into PBID)
5/8/2014	Susan E. Perry	1.50	Attended/spoke at G2LA Board of Directors mtg
5/8/2014	Susan E. Perry	0.50	Worked w/ Brandon on Annex. #2 assessments
5/9/2014	Brandon Phipps	0.25	Create excel sheet & edits to estimated assessments w/annexation area #2 - eml to Laurie Hughes
5/12/2014	Brandon Phipps	0.50	Researching properties that have been selected by Metro to be acquired through eminent domain
5/13/2014	Brandon Phipps	0.50	Researching parcel #4125-026-007 re Metro's purchase & changes to PBID land area. Eml w/Susan
5/13/2014	Susan E. Perry	0.25	EMs w/ Grant Coonley, Hughes, Kosmont re renewal updates
5/13/2014	Susan E. Perry	0.50	Rev'd info re use of eminent domain by Metro-Century/Bellanca parcels
5/13/2014	Susan E. Perry	0.25	EMs w/ Hughes re landscape bid for LAWA parcel; sent map
5/15/2014	Susan E. Perry	0.75	EMs & PC w/ Kristin Lowell re Engineer's Report to MDP
5/19/2014	Brandon Phipps	2.00	In person tour of G2LA PBID and follow up conversations with Susan Perry.
5/19/2014	Susan E. Perry	2.00	Worked on MDP and Exhibits
5/20/2014	Brandon Phipps	1.75	Create 2 excel tables with estimated assessments f/annexation zone #2. eml to Laurie Hughes.
5/20/2014	Susan E. Perry	0.75	Worked on Zone #2 assessment lists w/ Brandon Phipps, forward to Hughes
5/20/2014	Susan E. Perry	0.25	Dealt w/ Zone #1 assessment issues; landscaping quotes; EMs w/ Phipps, Hughes
5/21/2014	Brandon Phipps	2.00	Creating of excel sheet showing estimated 2016 assessments to the existing PBID; property research,
5/21/2014	Susan E. Perry	1.00	Worked on MDP & Exhibits w/ Phipps
5/22/2014	Susan E. Perry	0.25	Rev'd budget/percentage breakouts between services re MDP
5/22/2014	Susan E. Perry	0.25	Rev'd landscaping initial RFP & quotes
5/23/2014	Brandon Phipps	1.00	Worked on MDP
5/23/2014	Susan E. Perry	3.00	Talk to Susan re: existing PBID assessments, analysis of exceptional properties, fw-up w/Laurie H.
5/27/2014	Brandon Phipps	0.50	ID'y where linear frontage begins for LAWA south parcel re landscape svcs
5/27/2014	Brandon Phipps	0.50	Looking into total assessment calculation alternatives considering the vagueness of the formula
5/27/2014	Brandon Phipps	0.25	Call to LA County Assessor - transferred a number of times to Susan Buechel's line
5/27/2014	Susan E. Perry	0.25	Create arials isolating certain portions of Century Blvd to understand scope of the landscaping
5/27/2014	Susan E. Perry	0.50	Dealt w/ Radisson parking structure square footage issues w/ Phipps
5/28/2014	Brandon Phipps	1.00	Worked on MDP & exhibits
5/28/2014	Brandon Phipps	1.00	Conversation with Susan Buechel at LA County and emails with Susan Perry re: estimated sq footage
5/28/2014	Susan E. Perry	0.75	Follow-up rsrch, discuss w/Susan re parking structure assessments, square ft & surrounding parcels.
5/29/2014	Brandon Phipps	2.00	Worked on MDP
5/29/2014	Susan E. Perry	2.00	Creation of G2LA map showing all parcels and their corresponding APN #.
5/30/2014	Brandon Phipps	1.00	Worked on MDP & exhibits
5/30/2014	Brandon Phipps	2.25	Trip to LA City Building and Safety to pull property records for 6 APNs of interest
5/30/2014	Susan E. Perry	0.50	Talk to Susan re residential uses in annexation zone #2 - creation of GIS map
5/30/2014	Susan E. Perry	2.00	Worked on MDP & exhibits over weekend
5/30/2014	Susan E. Perry	0.25	EMs re 9613-9619 Belford apartment bldgs & whether res'l use is active
Total Gateway to L.A. PBID:13058 - PBID Renewal		47.50	